



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Drew Hoffman, Trevor Wood, Jayson Johnson and Tyrell Russell.

Excused: Commissioners Mike Weight, BreAnna Nixon and LaDawn Moak

Others in Attendance: City Council Member Jeff Siddoway, Community Development Director Morgan Brim, City Planner Aspen Elmer, Deputy City Recorder Gwen Butters, Applicant Dustin Johnson and other members of the public.

Chairman Wood called the meeting to order at 7:01 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Johnson offered an invocation.

PLEDGE OF ALLEGIANCE

Hoffman led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 p.m.

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Proposed Rezoning of Approximately 2.5 Acres Located at 13460 S SR-198

Elmer introduced the item and explained that the applicant, Shayla Jenkins, is requesting a rezone from Residential Agriculture (RA) to Residential Commercial (RC) for a proposed daycare, Bright Steps Academy. While the current RA zoning permits a home occupation business, the applicant would like the option to expand into a commercial daycare in the future. Elmer noted that rezoning to RC would allow additional uses not currently permitted under the RA zone, and a list of permitted uses was presented. Elmer also explained that the property is a designated Agricultural area on the Future Land Use Map, with commercial zoning located nearby.

Brim stated that although the applicant is requesting the rezone for a specific use, the Commission should consider all uses permitted within the RC zone and evaluate their long-term appropriateness for the area. He noted that while the Future Land Use Map shows commercial uses nearby, this property is designated as Heritage Agriculture. He explained that the Future Land Use Map serves as a guide for zoning decisions and does not require exact alignment but reflects the City's intended land use vision adopted in 2022. Brim added that a daycare may be an appropriate use for the property if it can meet the requirements of the City's home occupation regulations.

Chairman Wood opened the Public Hearing at 7:07 p.m.

Resident Laura Decker stated that she does not oppose the proposed rezone. However, she expressed concerns about traffic speeds on the adjacent state road, noting that vehicles frequently exceed the posted speed limit. She stated that traffic calming measures should be considered regardless of the rezone request and asked the City to explore options for improving safety along the roadway.

No other members of the public wished to address the Planning Commission in the Public Hearing.

Chairman Wood closed the Public Hearing at 7:09 p.m.

Hoffman stated that he does not support the proposed rezone to RC. He noted that a daycare is already permitted through the City's home occupation provisions and questioned the need for a rezone at this time. He expressed concern that the RC zone allows a variety of uses that may not be appropriate for the area and suggested that a rezone could be considered in the future if a commercial use is proposed.

Wood stated that the range of uses permitted within the RC zone was a key consideration. He referenced the zoning table presented and noted that the Commission should carefully evaluate whether the uses allowed in the district would be appropriate for the area.

Hoffman questioned whether the daycare could currently operate on the property as a minor or major home occupation if the applicable requirements are met. Elmer confirmed this. Hoffman stated that if the applicant later wished to establish a commercial daycare or another commercial use, he would be more supportive of considering a rezone request at that time.

Wood stated that he agreed with Commissioner Hoffman and felt the proposed approach of operating under the existing zoning and considering a rezone in the future, if needed, was more appropriate. He also asked for clarification regarding property ownership and the rezone application, noting that the staff report identified Shayla Jenkins as the applicant while the application listed the Johnsons as property owners.

Resident Dustin Johnson explained that Shayla Jenkins is his sister and that he and his siblings jointly own the property. He stated that the rezone request was intended to facilitate a smoother transition from a home-based daycare to a commercial daycare in the future. He referenced a similar situation involving his brother's daycare, where a required rezone and approval process resulted in a temporary business closure. Johnson stated that the family hoped to avoid disruption in daycare services but was willing to proceed under the existing zoning and pursue a future rezone if necessary.

Christopher asked what would be required to transition the property from a residential daycare to a commercial daycare and whether such a change would require the business to temporarily close.

Brim explained that the applicant could currently operate a home-based daycare if all home occupation requirements are met. If a future transition to a commercial daycare is desired, the applicant would need to obtain the appropriate zoning and comply with commercial development standards. He noted that significant infrastructure and building improvements may be required, depending on the scope of the project. Brim stated that any closure would likely be related to construction activities rather than the rezoning process itself, and that the timing of improvements and zoning approvals could be coordinated to minimize disruptions.

Christopher asked whether the improvements identified in the application, such as ADA-compliant features and a commercial-grade kitchen hood, would be permitted under the current residential zoning and whether they could impact the applicant's ability to move forward with the daycare.

Elmer stated that these improvements could generally be installed under the existing zoning. However, a transition to a larger commercial daycare operation, including increased enrollment or expanded services, would require commercial zoning, as those uses are not permitted within the Residential Agriculture district. Wood stated that his understanding was that the proposed improvements would be completed when the applicant was ready to transition to a commercial operation.

Brim stated that even a home-based daycare may require certain building upgrades, including potential ADA-related improvements. He noted that staff could coordinate with the Building Department to determine the specific requirements for a residential daycare compared to a commercial daycare and provide that information to the Commission if requested.

Hoffman stated that the Commission's decision should focus on the proposed rezone from Residential Agriculture to Residential Commercial, as that is the request before them. He noted that while the future plan for the property provides context, the primary issue is whether the rezone is appropriate.

Christopher expressed concern that the Commission did not yet have a clear understanding of the potential challenges or burdens associated with transitioning from a residential daycare to a commercial operation and stated that additional information on that topic could affect his decision.

Brim stated that transitioning to a commercial daycare would require compliance with commercial development standards. He noted that improvements could include parking, landscaping, lighting, access upgrades, and coordination with UDOT due to the property's access from a state roadway. He added that additional requirements, such as turn lanes or other site improvements, may also be necessary depending on the scope of the project.

Wood stated that the required site and infrastructure improvements would likely be triggered by the transition to commercial use rather than by the specific zoning designation, whether RC or C-1. A resident asked whether the property across the street was also zoned C-1. Wood confirmed that it was and noted that matching the adjacent C-1 zoning could be a reasonable consideration.

Hoffman made a motion to forward a negative recommendation to the City Council for the rezoning of approximately 2.5 acres of parcel 30.091.047 from residential agricultural zone to residential commercial zone. Christopher seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

Hoffman stated that he would recommend the applicant proceed under the existing home occupation provisions and, when ready to transition to a commercial operation, apply for a C-1 rezone. He noted that a C-1 designation would be more consistent with the surrounding area and would likely be easier to support at that time.

2. PUBLIC HEARING: Remove Single-Family Residential Landscaping Requirements Prior to Certificate of Occupancy

Elmer explained that the proposed code amendment would modify Sections 10.52.020 and 10.32.030 to align with recent state code changes. It was clarified that the amendment does not eliminate landscaping requirements or maintenance obligations. Property owners would still be required to install and maintain front and side yard landscaping, control weeds, and address dust and erosion. The amendment would simply prevent the City from withholding a certificate of occupancy solely because landscaping has not yet been completed.

Wood asked if the amendment was largely intended to bring the City's code into compliance with state law. Elmer confirmed that it was.

Chairman Wood opened the Public Hearing at 7:24 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Chairman Wood closed the Public Hearing at 7:24 p.m.

Hoffman questioned whether the provision requiring landscaping improvements to be completed by the end of the following irrigation season, when secured by a cash bond, was still necessary if the City could no longer require such a bond for occupancy purposes.

Elmer responded that bonding may still be allowed in certain situations, particularly for engineering-related projects, and stated that staff would verify the applicability of the provision with the City Engineer.

Brim noted that the amendment had been circulated for review and that no concerns had been raised regarding that language. Hoffman stated that he did not object to the provision but felt it should be removed if it was no longer needed.

Christopher made a motion to forward a positive recommendation to the City Council regarding the proposed amendments to Sections 10.52.020 10.52.030, as presented in the redlined draft. Hoffman seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

3. 130 S. Street Church 2-Lot Preliminary Subdivision Plan Review

Elmer introduced the agenda item, noting that the property is located north of the Amsource Commercial Subdivision and consists of approximately 9.124 acres within the R-10 zone. Phase One of the project would focus on construction of a church on Lot 1, with additional lots planned for future development in Phase Two, subject to R-10 zoning requirements. Elmer reported that the Development Review Committee reviewed the preliminary plans on 04-14-2026 and forwarded a favorable recommendation to the Planning Commission, contingent upon resolution of all redline comments. Elmer stated that the red lines have been addressed and that the project complies with R-10 zoning requirements, engineering standards, public works requirements, and City specifications. An overview of the project was then presented.

Wood questioned whether the proposed road connection to Lot 1 would effectively divide the remaining property into separate sections and whether that created any concerns since the undeveloped area would remain under a single parcel number.

Elmer responded that it would not be an issue, noting that the required infrastructure, including the road and cul-de-sac, would still be installed and that the applicant intends to develop the remaining phases in the future.

Wood reiterated his concern about a single parcel being physically separated into two areas. Brim stated that staff were comfortable with the arrangement and explained that future development of the remaining property would require final plat approval and compliance with all applicable infrastructure and development requirements. He noted that no additional development could occur without going through the City's review process and that the current proposal would allow Lot 1 to move forward so the church could begin the building permit process.

Elmer noted that the phased development approach is similar to other projects, such as Santaquin Ridge Estates, which were developed in multiple phases. Wood stated that he did not oppose the proposal but found it unusual that a single parcel would be divided into separate sections before the remaining phases are formally subdivided.

Christopher asked whether the cul-de-sac would be the only access point to the church parking lot. Elmer explained that two points of access are required, with the second access planned from 130 South. Hoffman noted that the grades along 130 South are steep, which could make access challenging, and stated that the issue is identified on the grading plans. Christopher expressed a preference that primary access is not from Highland Drive. Elmer added that future roadway changes associated with the Interstate 15 construction project should also be considered when evaluating access options.

Christopher made a motion to approve the 130 S. Street Church 2-Lot Preliminary Subdivision Plan Review. Johnson seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

The motion passed.

4. Meeting Minutes Approval – May 12, 2026

Christopher made a motion to approve the May 12, 2026 Planning Commission Meeting Minutes.
Russell seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Absent
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Absent
Commissioner Jayson Johnson	Yes
Commissioner Tyrell Russell	Yes

STAFF REPORTS

Elmer stated that several code amendments may be brought before the Planning Commission for consideration at the next meeting.

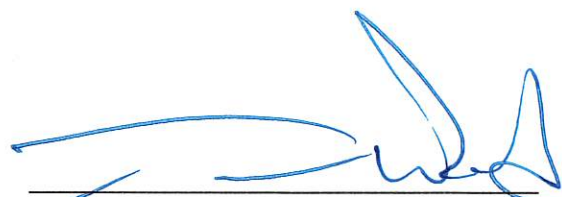
ADJOURNMENT

Christopher made a motion to adjourn the meeting.

The meeting was adjourned at 7:35 p.m.



Deputy City Recorder – Gwen Butters



Planning Commission Chair – Trevor Wood